

11502 ROCKSPRINGS ROAD

ELIZABETHTOWN-KITLEY



BUY

UNIQUE
HOMES

SELL

NANCYBENSON.COM

3 + BED | 1.5 BATH



DETAILS

LEGAL DESCRIPTION: PT LT 21 CON 11 ELIZABETHTOWN AS IN LR352605;
ELIZABETHTOWN- KITLEY
PIN- 441420063
HEATING: FORCED AIR | PROPANE
PARKING: DETACHED GARAGE, DRIVEWAY
LOT SIZE: 112.51 FEET X 117.90 FEET
TAXES: \$1,811.62/2025
INCLUSIONS: FRIDGE, STOVE, HOT WATER TANK (IN "AS IS CONDITION")
RENTAL EQUIPMENT: FURNACE (PROPANE) \$110.00/MTH APPROX
FOUNDATION: STONE
YEAR BUILT: 1900 APPROX

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
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MAIN FLOOR

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| • ENTRY | | • HARDWOOD FLOOR |
| • PARLOUR | • 10'9" x 12'8" | • HARDWOOD FLOOR |
| • LIVING ROOM | • 12'0" x 15'8" | • HARDWOOD UNDER TURQUOISE AREA RUG |
| • DINING ROOM | • 12'3" x 18'6" | • BEIGE SHEET VINYL FLOOR (GRAY IN TONE) FREE-STANDING WOOD STOVE |
| • KITCHEN | • 12'3" x 12'8" | • STOVE, FRIDGE KITCHEN COUNTER W/ INTEGRATED SINK – GREEN TILE BACKSPLASH |
| • BATHROOM (1PC) | • 3'8" x 3'6" | • TOILET ONLY |
| • SHED ADDITION | • 21'0" x 12'0" | • ROUGH WOOD PLANK FLOOR |
| • STORAGE AREA | • 12'4" X 10'6" | • WIDE BOARD FLOOR, REAR DOOR - STAIR TO 2 ND FLOOR LOFT 12"4 X10' |
| • WORKSHOP | • 15'4" X 22'0" | • PLYWOOD FLOOR, FRONT DOOR |

SECOND FLOOR

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|---------------------------------|------------------|---|
| • BATHROOM (4PC) | • 10'4" X 6'6" | • TUB / SHOWER, LAMINATE FLOORING, WINDOW, VANITY W/ INTEGRATED SINK, |
| • BEDROOM 1 | • 9'0" X 12'0" | • HARDWOOD FLOOR, CLOSET 3'X2' |
| • BEDROOM 2 | • 12'10" X 10'2" | • HARDWOOD PINE FLOOR, NO CLOSET |
| • BEDROOM 3 | • 11'10" X 8'0" | • HARDWOOD PINE FLOOR, NO CLOSET |
| • SITTING ROOM | • 11'0" X 13'0" | • VINYL FLOOR (NOT INSULATED) |
| • LARGE CLOSET – OFF OF HALLWAY | • 5'4" X 6'0" | |
| • SITTING ROOM | • 15'4" x 22'0" | • VINYL FLOOR (UNHEATED) |



11502 ROCKSPRINGS ROAD



PROPERTY DESCRIPTION

WELCOME TO PEACEFUL COUNTRY LIVING AT 11502 ROCKSPRINGS ROAD—THIS CHARMING 3-BEDROOM, TURN-OF-THE-CENTURY HOME IS FULL OF CHARACTER, POTENTIAL, AND GRANDFATHERED COMMERCIAL USE WITH TWO LARGE EXTENSIONS. SET ON A 0.21-ACRE CORNER LOT SURROUNDED BY MATURE TREES, IT OFFERS OVER 2,000 SQ. FT. OF SPACE WITH VINTAGE HARDWOOD UPSTAIRS AND CARPETED AREAS BELOW. THE MAIN FLOOR FEATURES BONUS SPACE WITH A UNIQUE PAST AS A FORMER CORNER STORE, IDEAL FOR CREATIVE OR COMMERCIAL PURSUITS. SEVERAL OUTBUILDINGS ADD VALUE, INCLUDING A DOUBLE CAR GARAGE/WORKSHOP WITH CEMENT FLOOR, A TWO-SECTION SHED WITH A ONE-STALL STABLE PERFECT FOR CHICKENS OR SMALL ANIMALS, A HOBBY-SIZED SHED, AND AN ATTACHED WOOD STORAGE SHED. WITH COMMERCIAL (CG) ZONING AND PLENTY OF ROOM, THIS PROPERTY IS IDEAL FOR HOBBYISTS, ARTISTS, OR ANYONE NEEDING OVERSIZED WORKSHOPS OR STORAGE. THE PROPANE FURNACE IS UNDER A RENTAL CONTRACT, AND THE PROPERTY PRESENTS A UNIQUE OPPORTUNITY FOR A RENOVATOR OR A BUYER LOOKING FOR FLEXIBLE LIVE-WORK POTENTIAL.

PLEASE NOTE: DUE TO THE AGE OF THE PROPERTY, THE CURRENT OWNERS HAVE LIMITED KNOWLEDGE OF THE HOME'S HISTORY. THEREFORE, IT IS BEING SOLD AS IS, WHERE IS, WITH NO WARRANTIES ON THE PROPERTY, INCLUDING THE WELL, SEPTIC SYSTEM, OR OUTBUILDINGS. THE LISTING PRICE REFLECTS (AND INCLUDES) CONSIDERATION OF THIS.

FEATURES

- SIZABLE HOME WITH EXTENSIONS OFFERING HOBBY/CRAFT SPACE OR FOR COMMERCIAL USE
- DOUBLE CAR GARAGE/WORKSHOP WITH CEMENT FLOOR
- TWO-SECTION SMALL STABLE PERFECT FOR CHICKENS OR RABBITS
- ELECTRICAL: PANELS (2) – ONE ON MAIN FLOOR & ONE IN BASEMENT (BREAKER PANELS)
- BASEMENT : STONE FOUNDATION
- HAVING COMMERCIAL (CG) ZONING AND SETTLEMENT AREA DESIGNATION, THIS PROPERTY IS IDEAL FOR HOBBYISTS, ARTISTS, OR CRAFTSPEOPLE NEEDING AN OVERSIZED WORKSHOP AND STORAGE



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